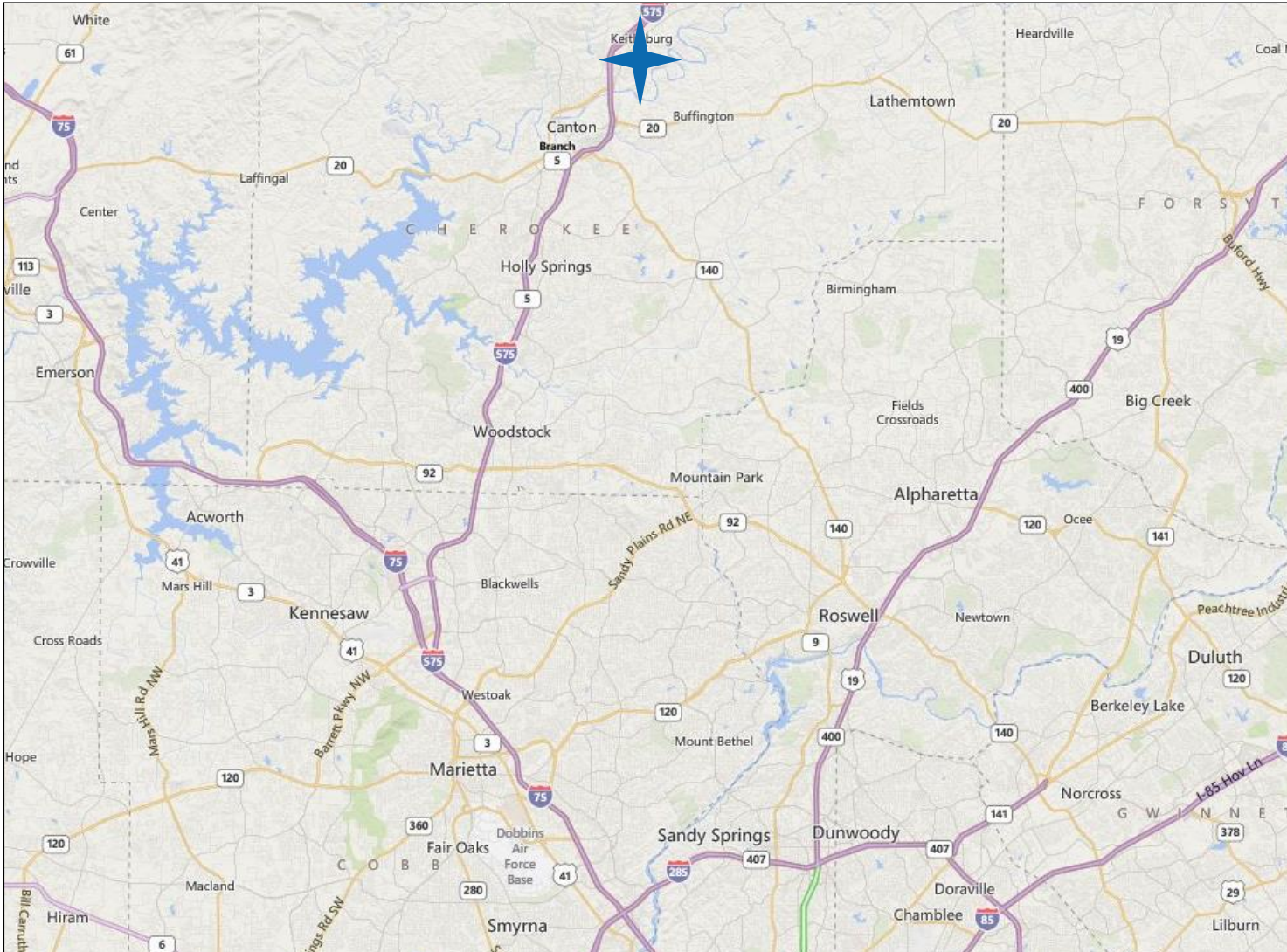


INDUSTRIAL BUILDING AVAILABLE  
AIRPORT COMMERCE CENTER, BALL GROUND GA

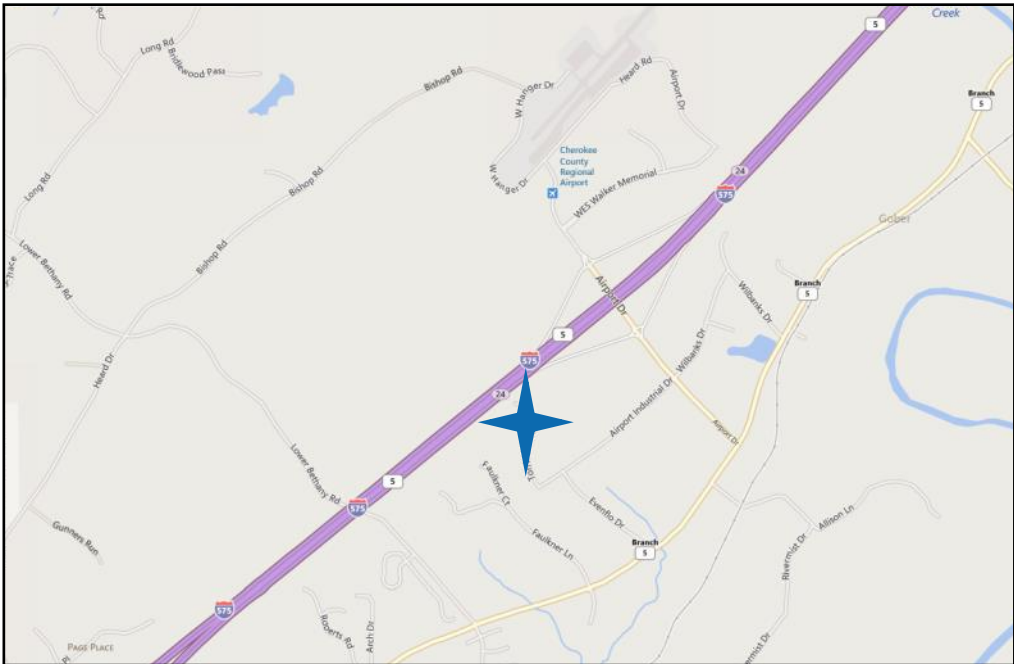


BULLARD

For more information, contact:

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**678-481-5676**  
**Brad@JubinCRE.com**

**COLDWELL BANKER**  
**COMMERCIAL**  
**BULLARD**  
201 Prime Point  
Peachtree City, GA 30269  
770-632-1774  
**www.cbcBullard.net**



AVAILABLE – INDUSTRIAL BUILDING  
AIRPORT COMMERCE CENTER | CHEROKEE COUNTY  
3055 TORRINGTON DRIVE | BALL GROUND, GEORGIA

MANUFACTURING | WAREHOUSE | DISTRIBUTION



**BUILDING SIZE:**  
58,503 SQ FT  
expandable to  
133,703 SQ FT

**LAND AREA:**  
12.42 ACRES

**ZONING:**  
INDUSTRIAL

STRATEGIC LOCATION

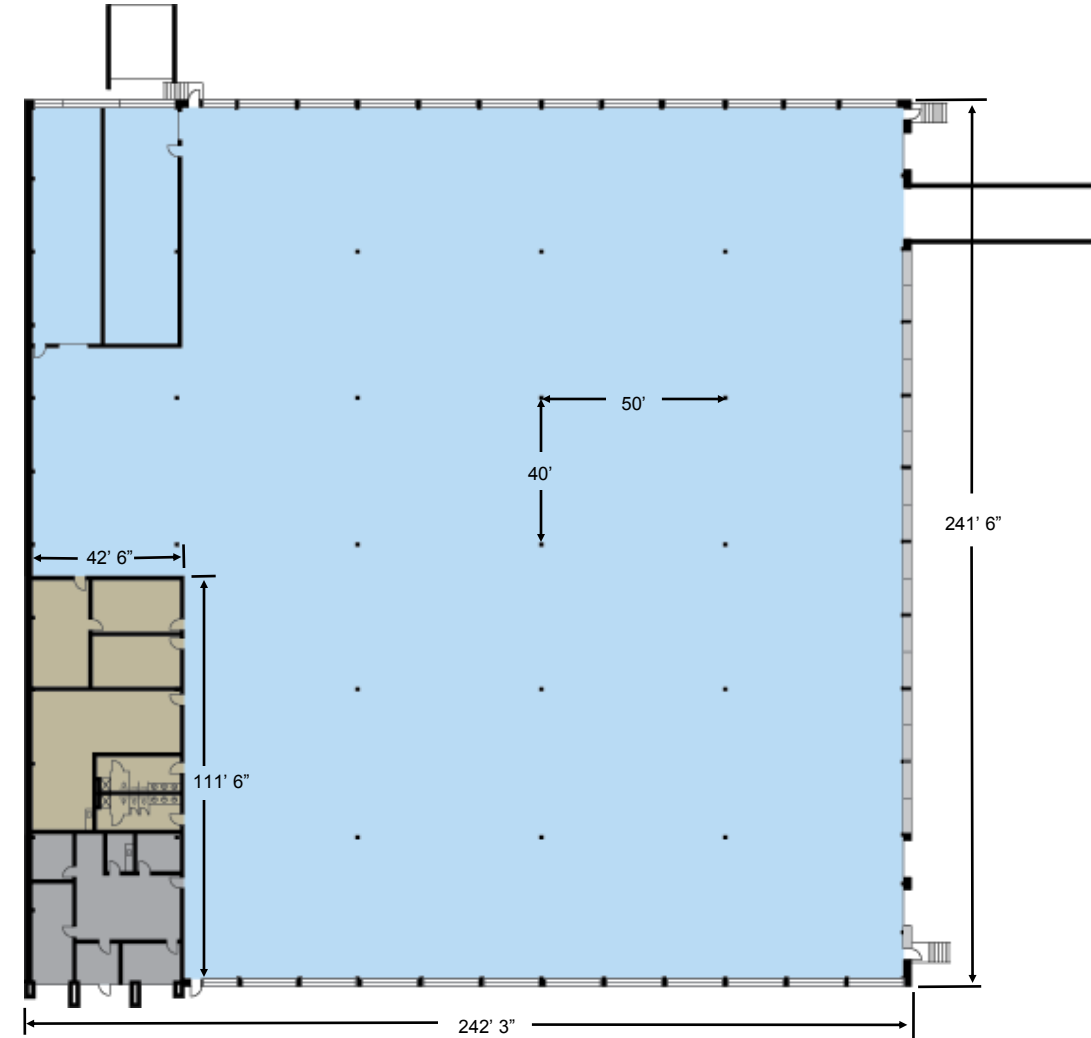
- Proactive and eager for industry community
- Located only 30 miles north of Atlanta
- Located on Interstate 575
- Utilities available in abundant quantity.
- Strong 100,000 employee union free labor workforce
- Chattahoochee Technical College (Canton Campus is less than 5 miles)
- Quick Start training program
- Quick Start, State of Ga., employee training, free of charge
- New \$250 MM Northside Hospital-Cherokee is currently under construction
- Building is within the Technology Ridge Opportunity Zone (\$3,500 job tax credit)
- Additional Incentives: incentive based, proactive local development team



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EXISTING FLOOR PLAN



The existing building is 58,503 sq ft which consists of 4,510 sq ft of office and 53,993 sq ft of air conditioned warehouse.



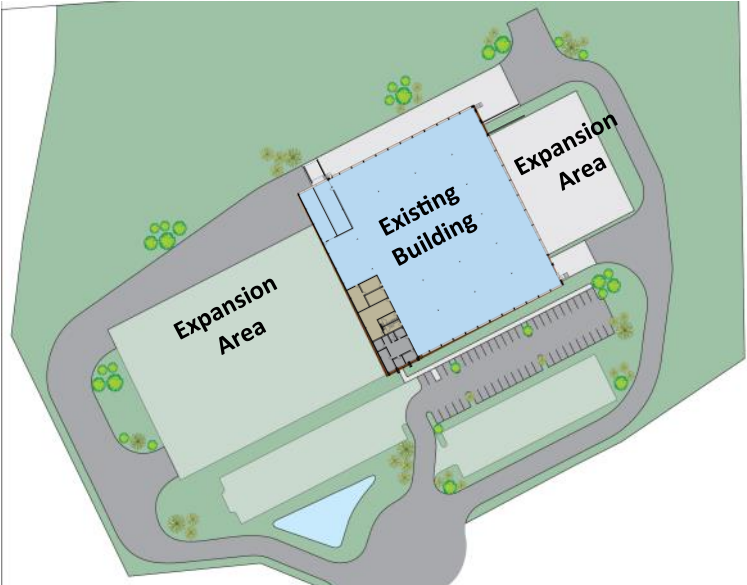
BUILDING SPECIFICATIONS

|                 |   |
|-----------------|---|
| Site:           | 12.4207 acres   |
| Square Footage: | 58,503 SF (Expandable to 133,703 + S.F.)  |
| Bay Spacing:    | 50' x 40'   |
| Slab:           | 6" and 7"   |
| Office:         | 4,510 S.F.  |
| Ceiling Height: | 24' Clear Minimum   |
| Exterior Walls: | Masonry, brick on block   |
| Roof System:    | Conventional WF Beam/Bar Joists, New TPO 2013   |
| Sprinkler:      | Fully Sprinklered, 0.30/3,000 SF  |
| Electrical:     | 3,000 Amp, 277/480 Volt, 3 Phase<br>400 Watt Metal Halide, 20' o.c.<br>Bus Duct - 480V: 200 lf @ 400a, 60 lf @ 225a |
| Mechanical:     | 216 Tons, HE Trane, Prog Thermostats<br>Conditioned Space - 100% Installed 2013                                     |
| Drains:         | Trench w/cover plates   |
| Toilets:        | 3 Toilet Rooms  |
| Truck Doors:    | 5 Dock (10'x10'), 1 Drive-in (12' x14')<br>Levelers, 3 @ 50,000#<br>Dock Seals                                      |
| Truck Court:    | Concrete Apron w/HD Asphalt   |
| Parking:        | 50 std w/2 h.c.   |

The existing building can be expanded to 133,703 sq ft with adequate additional parking, loading docks and truck court.



FUTURE EXPANSION PLAN



UTILITIES

|              |  |
|--------------|--|
| Telecom:     | Fiber is available                                       |
| Water:       | Cherokee County Water and Sewage Authority, 8 " line     |
| Sewer:       | Cherokee County Water and Sewage Authority, 8 " line     |
| Gas:         | Atlanta Gas Light, 4 " line                              |
| Electricity: | Marietta Power   |
| Fire:        | Cherokee County Fire and Emergency Services, ISO Class 3 |
| Police:      | Cherokee County Sheriff's Dept.                          |

TRANSPORTATION

|                     |                                      |
|---------------------|--------------------------------------|
| Highways:           | I-575: 0.5 Miles<br>I-75: 20 Miles   |
| City:               | Canton: 5 Miles                      |
| Local Airport:      | Cherokee Regional Airport: 1 Miles   |
| Commercial Airport: | Hartsfield-Jackson Atlanta: 45 Miles |

